

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Fort Worth**

State: **TX**

PJ's Total HOME Allocation Received: **\$44,392,079**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	37		
<u>Program Progress:</u>							
% of Funds Committed	92.90 %	89.90 %	10	92.82 %	47	48	
% of Funds Disbursed	77.73 %	80.44 %	24	82.38 %	19	23	
Leveraging Ratio for Rental Activities	0.01	3.97	22	4.55	1	0	
% of Completed Rental Disbursements to All Rental Commitments***	64.38 %	86.84 %	30	80.69 %	14	13	
% of Completed CHDO Disbursements to All CHDO Reservations***	39.09 %	59.30 %	29	67.01 %	9	12	
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	95.21 %	70.51 %	10	79.23 %	87	82	
% of 0-30% AMI Renters to All Renters***	89.89 %	37.19 %	3	44.47 %	98	97	
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.69 %	1	93.93 %	100	100	
<u>Overall Ranking:</u>			In State:	19 / 37	Nationally:	28	30
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$11,217	\$13,659		\$24,984	188 Units	8.60 %	
Homebuyer Unit	\$9,756	\$9,177		\$14,192	1,750 Units	79.90 %	
Homeowner-Rehab Unit	\$28,933	\$29,315		\$20,036	227 Units	10.40 %	
TBRA Unit	\$2,766	\$3,638		\$3,164	26 Units	1.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fort Worth TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$9,409	\$67,423	\$31,091
State:*	\$48,078	\$57,886	\$32,291
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 3.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.82

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	23.9	17.7	18.9	0.0
Black/African American:	61.2	44.6	54.6	100.0
Asian:	0.5	0.6	0.0	0.0
American Indian/Alaska Native:	1.1	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0
Other Multi Racial:	0.0	0.1	0.0	0.0
Asian/Pacific Islander:	0.0	0.2	0.0	0.0

ETHNICITY:

Hispanic	13.3	36.3	26.4	0.0
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HOUSEHOLD SIZE:

1 Person:	37.2	18.1	40.1	0.0
2 Persons:	19.1	21.9	29.5	34.6
3 Persons:	19.1	24.7	14.1	34.6
4 Persons:	12.8	18.5	7.9	26.9
5 Persons:	8.5	10.6	4.8	3.8
6 Persons:	2.7	4.2	2.2	0.0
7 Persons:	0.0	1.0	0.4	0.0
8 or more Persons:	0.5	1.1	0.9	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	42.0	21.4	36.6	0.0
Elderly:	1.1	2.6	35.2	0.0
Related/Single Parent:	34.0	32.7	4.4	96.2
Related/Two Parent:	13.3	38.5	20.3	3.8
Other:	9.6	4.9	3.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	31.9	0.0 [#]
HOME TBRA:	0.0	
Other:	52.1	
No Assistance:	16.0	

of Section 504 Compliant Units / Completed Units Since 2001 99

* The State average includes all local and the State PJs within that state



** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fort Worth State: TX Group Rank: 28
 (Percentile)
 State Rank: 19 / 37 PJs Overall Rank: 30
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	64.38	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	39.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.21	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	3.21	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

